



TIFFANY & BOSCO
P.A.

Dated: February 10, 2011

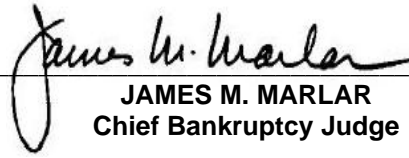
2525 EAST CAMELBACK ROAD

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JAMES M. MARLAR
Chief Bankruptcy Judge

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Attorneys for Movant

11-01791

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF ARIZONA**

IN RE:

No. 4:11-bk-00120-JMM

Linda Ann Welch-Fellner
Debtor.

Chapter 13

ORDER

Wells Fargo Bank, N.A.
Movant,

vs.

(Related to Docket #15)

Linda Ann Welch-Fellner, Debtor, Dianne C.
Kerns, Trustee.

Respondents.

Movant's Motion for Relief from the Automatic Stay and Notice along with the form of proposed Order Lifting Stay, having been duly served upon Respondents, Respondents' counsel and Trustee, if any, and no objection having been received, and good cause appearing therefore,

IT IS HEREBY ORDERED that all stays and injunctions, including the automatic stays imposed

1 by U.S. Bankruptcy Code 362(a) are hereby vacated as to Movant with respect to that certain real
2 property which is the subject of a Deed of Trust dated March 1, 2005 and recorded in the office of the
3 Pima County Recorder wherein Wells Fargo Bank, N.A. is the current beneficiary and Linda Ann Welch-
4 Fellner has an interest in, further described as:

5 LOT 315, OF RANCHO DEL LAGO, ACCORDING TO THE PLAT OF RECORD IN THE
6 OFFICE OF THE COUNTY RECORDER OF PIMA COUNTY, ARIZONA, RECORDED IN
BOOK 54 OF MAPS, PAGE 96.

7 IT IS FURTHER ORDERED that Movant may contact the Debtor(s) by telephone or written
8 correspondence regarding a potential Forbearance Agreement, Loan Modification, Refinance
9 Agreement, or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement
10 with Debtors. However, Movant may not enforce, or threaten to enforce, any personal liability against
11 Debtors if Debtors' personal liability is discharged in this bankruptcy case.

12 IT IS FURTHER ORDERED that this Order shall remain in effect in any bankruptcy chapter
13 to which the Debtor may convert.
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